

**MANCHESTER PLANNING BOARD  
PUBLIC HEARING/LIMITED BUSINESS MEETING**

**Thursday, October 12, 2006 – 6:00 p.m.**  
**City Hall, Third Floor - Aldermanic Chambers**  
[Planning@manchesternh.gov](mailto:Planning@manchesternh.gov)

**I. PUBLIC HEARING:**

**Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed)**

**(Continued from September 14, 2006):**

1. SP-22-2006 Property located at 432 & 422 S. Main Street, an application for site plan approval for the construction of a 13,225 sq. ft. pharmacy with drive-through and on-site parking – TF Moran, Inc. for GB NH 2, LLC
2. SP-32-1999 (Amendment) Property located at 100 Eddy Road (Dunkin Donuts), an application to amend a previously approved site plan to construct a new “limited access” curb-cut on Lorraine Street, and widen the existing curb-cut on Eddy Road – CLD, Inc. for Carlos Andrade

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of the staff that the Planning Board *accept* the applications and conduct a Public Hearing. A motion would be in order.

3. S-47-2005 Property located 1584 Union Street, an application to subdivide property by adjusting a property line – David M. O’Hara & Assoc. for Angela V. Michaud and Quicksilver Realty, LLC.
4. S-32-2006 Property located at 264 Rockland Avenue, an application to subdivide property into two (2) lots, creating one (1) single family building lot – Sandford Surveying & Engineering for Theresa R. Avard Revocable Trust
5. S-33-2006 Property located at 800 Second Street & 3 Master Street, an application to consolidate tax parcels and subdivide to create two (2) building lots – KNA, Inc. for ASJ Holdings, LLC
6. SP-23-2006 Property located at 800 Second Street, an application for site plan approval for the construction of a 4,748 sq. ft. 2-story auto sales and service facility with parking – KNA, Inc. for ASJ Holdings, LLC

7. S-35-2006 Property located on Stark Lane (TM 738, 11A), an application to subdivide property into two (2) lots, creating one (1) single family building lot – Duval Survey, Inc. for Curtis B. Schelzel & Deborah J. Schelzel Living Trust
8. S-39-2005  
(Amendment) Property located at 145 Lindstrom Lane (TM 867-26) and TM 748-1A, a request to create a public sewer easement, and at TM 748-10, TM 743-1B, & 743-2A a request to modify a drainage easement – TF Moran, Inc. for Timothy & Jennifer Graham, Milton & Sally Argeriou and Peak Development
9. SP-26-2006 Property located at 751 East Industrial Park Drive, an application for site plan approval to revise existing parking, and to construct a new 18 space parking lot Northpoint Engineering, Inc. for United Broadcasting Company, Inc. (d.b.a. Comcast)
10. SP-27-2006 Property located at 1725 Elm Street, an application for site plan approval for the construction of a 3-story, 10 unit residential condominium building with parking garage – TF Moran, Inc. for Trident Properties, LLC
11. SP-28-2006 Property located at 1687 & 1705 Elm Street, an application for site plan approval for construction of a 3-story, 22 unit residential condominium building with parking garage - TF Moran, Inc. for Trident Properties, LLC

## **II. LIMITED BUSINESS MEETING:**

12. S-47-2005 Property located 1584 Union Street, an application to subdivide property by adjusting a property line – David M. O'Hara & Assoc. for Angela V. Michaud and Quicksilver Realty, LLC.
13. S-39-2005  
(Amendment) Property located at 145 Lindstrom Lane (TM 867-26) and TM 748-1A, a request to create a public sewer easement, and at TM 748-10, TM 743-1B, & 743-2A a request to modify a drainage easement – TF Moran, Inc. for Timothy & Jennifer Graham, Milton & Sally Argeriou and Peak Development
14. Any other business items from Staff or Board.